

JUST 15 YEARS SINCE THE MOUNT VERNON TRIANGLE ACTION AGENDA set forth a bold vision for creating a dynamic and vibrant new downtown neighborhood, Mount Vernon Triangle is today widely recognized as one of DC's best examples of a true mixed-use community. The neighborhood's attractive population demographics, competitive real estate fundamentals, strong growth trajectory and emerging destination appeal are just some of the reasons that more people say It's All Here when describing #LifeInMVT.

LOCATION, LOCATION, LOCATION

- Near 4 Metrorail stations and 3 lines, 8 Metrobus/Circulator stops & 10 Capital Bikeshare stations
- 97 Walk Score ("Walker's Paradise")
- 100 Transit Score ("Rider's Paradise")
- 86 Bike Score ("Very Bikeable")
- 50% of residents walk to work¹



PLANNING FOR OUR FUTURE

- Park and open space planning responsive to community demand for more green space amenities.
- Art and cultural activations inspiring the curation of iconic neighborhood landmark.
- Transportation planning supporting the creation of safer access and connectivity.



129%

Residential Population Growth since 2010¹

634

Hotel Rooms Under Construction or in the Pipeline¹

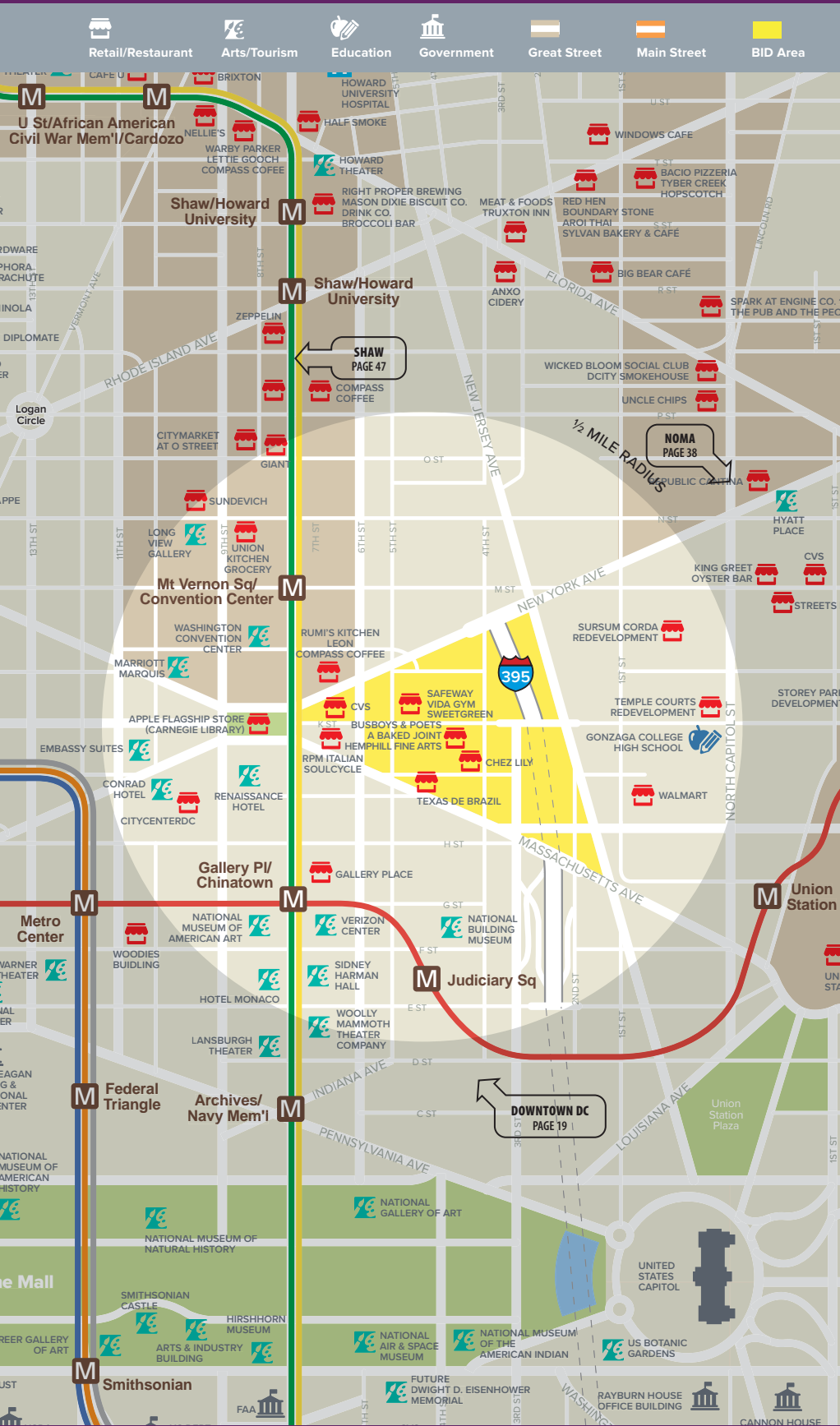
~75%

Approximate Neighborhood End-State Build-Out¹



1. Mount Vernon Triangle CID

MOUNT VERNON TRIANGLE



0-1/2 mi **0-1 mi** **0-3 mi**

POPULATION

Population	22,287	66,866	377,311
Male	50%	51%	50%
Female	50%	49%	50%
High School Graduate +	90%	93%	91%
Bachelor's Degree +	66%	73%	69%
Graduate / Professional Degree	40%	42%	41%

HOUSEHOLDS

Households (HH)	11,948	35,053	179,273
Average HH Size	1.8	1.8	2.0
Owner-occupied	25%	28%	37%
Renter-occupied	75%	72%	63%
Median HH Value	\$662,194	\$703,528	\$705,067

INCOME

Average HH	\$134,860	\$141,475	\$135,395
Median HH	\$104,279	\$106,449	\$97,412
HH Income <\$50k	31%	26%	28%
HH Income \$50-\$75k	8%	10%	12%
HH Income \$75k+	61%	64%	60%
Average HH Disposable	\$86,488	\$90,013	\$86,141

AGE

Age < 20	13%	13%	15%
Age 20-34	41%	40%	36%
Age 35-64	35%	37%	37%
Age 65+	11%	10%	12%
Median Age (years)	33.8	34.3	34.6

CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$42,961	\$130,589	\$627,890
Child Care	\$10,963	\$33,793	\$161,731
Computers & Accessories	\$4,058	\$12,332	\$58,943
Entertainment & Recreation	\$57,281	\$175,858	\$865,455
- Pets	\$10,437	\$32,020	\$157,998
Food at Home	\$96,216	\$291,717	\$1,411,861
Food away from Home	\$73,423	\$223,045	\$1,062,063
Health Care	\$93,594	\$285,503	\$1,419,885
- Medical Care	\$30,889	\$94,282	\$470,674
Home Improvement	\$33,600	\$106,586	\$559,915
Household Furnishings	\$37,587	\$114,228	\$553,231
Personal Care Products	\$16,272	\$49,370	\$237,475
Vehicle Maint. & Repair	\$20,142	\$60,033	\$286,312

AVAILABLE VEHICLES PER HH¹

0	50%	48%	40%
1	41%	42%	45%
2-3	8%	9%	14%
4+	0%	0%	1%

MOBILITY

Metroair Exits ²	22,229 / 11,758	Gallery Pl-Chinatown
avg weekday/avg weekend	7,523 / 970	Judiciary Square
	4,791 / 2,845	Mt Vernon Sq-7th Street/Convention Center
	28,634 / 7,505	Union Station
Traffic Counts ³	20,700	K Street, NW
	19,600	New York Avenue, NW
	24,500	Massachusetts Avenue, NW

Source: ESRI 2019 Estimates & Projections; 1. American Community Survey (2013-2017), values are rounded to nearest whole percent; 2. WMATA (FY 2019); 3. DDoT (Daily Avg. 2017); 4. TransitScreen

CONTACT

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Total Metrorail Counts² 63,177 / 23,078 Avg weekday/Avg weekend	Capital Bikeshare Arrivals 16,455 2019 Avg Monthly	Traffic Counts³ 19,600 New York Avenue, NW	Mobility Score⁴ 100 Excellent Mobility	Walkscore 97 Walker's Paradise	Residents w/in 10 min. car ride 193,417
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MOBILITY

PHOTO CREDITS

Bellevue/South Capitol

Bottom Left: Image courtesy of City Interests

Deanwood

Top Left: Image courtesy of The Warrenton Group

Dupont Circle

Main: Photo by Sam Kittner Photographer
(courtesy of the Dupont Circle BID)

East Capitol / Capitol Gateway

Main: Rendering courtesy of A&R Development

Fort Totten

Main: Image courtesy of Perkins Eastman DC

Georgetown

Main: Image courtesy of the Georgetown BID

Georgia Avenue / Walter Reed

Main: Image courtesy of Urban Atlantic

Golden Triangle

Bottom Center: Image courtesy of the Golden Triangle BID

Hillcrest / Skyland

Main: Rendering courtesy of WC Smith

Minnesota & Benning

Main: Rendering courtesy of Cedar Realty Trust

Mount Vernon Triangle

Top Middle: Image courtesy of the Mt. Vernon Triangle CID
Bottom Left: Image courtesy of the Mt. Vernon Triangle CID
Bottom Right: Image courtesy of the Mt. Vernon Triangle CID

Parkside / Kenilworth

Bottom Right: Image courtesy of City Interests

Northwest One

Main: Image courtesy of WDG Architecture

Rhode Island Avenue, NE / Brentwood

Top Middle: Image courtesy of MRP Realty
Bottom Right: Image courtesy of MidCity

Southwest Waterfront

Bottom Left: Photo courtesy of the SW BID

Tenleytown

Top Center: Image courtesy of Roadside Development

The Wharf

Main: Image courtesy of the District Wharf
Bottom Middle: Image courtesy of the District Wharf



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